

MEMO

DATE: March 15, 2012

TO: Planning Commission Members

FROM: Matthew Lepke, AICP
Community Development Department

RE: The Pinball Company rezoning from R-1 to C-P, development plan, and
landscape variance requests (Case 12-28)

Please see the attached correspondence from Jay Gebhardt of A Civil Group requesting tabling of The Pinball Company's requests to the April 5, 2012 Planning Commission hearing. The request is being made to allow adjacent residents more time to review the amended C-P documents and discuss with City staff needed corrections to the application. This is the applicant's first tabling request.

If you have any questions, please feel free to call me at (573) 874-7239.



A CIVIL GROUP

CIVIL ENGINEERING • PLANNING • SURVEYING



March 15, 2012

Tim Teddy, Director
City of Columbia, Community Development Department
701 E. Broadway
Columbia, MO 65201

RE: The Pinball Company C-P Plan – Case #11-127

Dear Mr. Teddy,

On behalf of our clients, Nicholas and Brooke Parks, we are hereby requesting to table the upcoming March 22, 2012 Planning and Zoning Commission hearing on this project until the following meeting on April 5, 2012.

Our reason for doing so is based on feedback we have been hearing regarding insufficient time for the neighbors and interested parties to review recent staff comment and correction requests and our subsequent comment revisions.

Although the recent changes are only intended to be additional assurances as to the nature and scope of this C-P plan, we feel that said interested parties may need additional time to review these most recent revisions that have come about through the City staff review process.

Sincerely,

Jay Gebhardt

3401 BROADWAY BUSINESS
PARK CT., SUITE 105
COLUMBIA, MISSOURI 65203
PHONE: 573-817-5750 FAX: 573-817-1677

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
MARCH 22, 2012**

SUMMARY

A request by The Pinball Company (contract purchaser) for rezoning from R-1 (one-family dwelling) to C-P (planned business), development plan, and landscaping variance. The 1.45-acre property is located at 301 W. Green Meadows Drive, on a portion of the Rock Bridge Christian church site. **(Case # 12-28)**

REQUESTED ZONING

C-P (Planned Business District), with the following development restrictions identified in the applicants' statement of intent:

a. Proposed uses	See attached
b. Maximum gross building floor area	10,000 sq. ft.
c. Maximum building height	35 feet
d. Minimum maintained open space (% of total site)	40 percent

VARIANCE REQUESTED

Section	Request
29-17 (d)(6)	Variance from screening between adjacent C-P and R-1 lots

DISCUSSION

The applicants request approval of a rezoning from R-1 to C-P. Proposed uses would include all O-1 uses, excepting R-3 and R-2 uses (meaning R-1 uses would be permitted). It would also include the retail sales use, strictly limited to shipping, delivery, assembly, refurbishment, repair, and retail and wholesale sales of non-gambling pinball and arcade type machines. The site is designated "Neighborhood" on the Metro 2020 Plan. The statement of intent indicates that a minimum of 40 percent of the site is to remain as open space, and the gross floor area is not to exceed 10,000 square feet. The submitted development plan identifies 49.6 percent of the site in landscaping/open space, and a gross floor area of 7,988 square feet.

The applicants own and operate, along with one technician, a business that sells pinball and arcade amusement machines. They report that the vast majority of their sales take place online, making a commercial storefront, such as the one they currently have near Kohl's, an unnecessary expense. The applicants propose to construct a building on the subject site to house their business as well as other office uses in separate suites.

The nearest O-1-zoned property is approximately 630 feet east of the subject site on the north side of Green Meadows Road. The closest commercially-zoned property is zoned C-1, approximately 850 feet to the east on the north side of Green Meadows Road.

The applicants suggest a showroom for their pinball and other amusement machines in the proposed building on the subject site, along with offices and workspace for refurbishing the machines. They have mentioned that they would be receiving and

making shipments of the machines multiple times a week. This is one of the neighboring property owners' greatest concerns, along with the commercial zoning designation.

While the walk-in traffic for such a business may be negligible, given the expense of the amusement machines and the fact that they are not for general gameplay such as would be found at an arcade, it is, nonetheless, a retail business operation under the zoning ordinance and must be considered as such. The applicable use is "Stores, shops and markets for retail trades," found in the C-1 zoning district.

In a November 11, 2011 concept review, staff cautioned the applicants that a C-P request was unlikely to be recommended for or gain approval; however, it is always a citizen's prerogative as to whether or not to pursue a zoning change, plan, or other alteration.

As the site is surrounded by R-1, A-1, and R-1 PUD zoning, is designated "Neighborhood" in the Metro 2020 Plan, and presents potential traffic circulation issues whether connecting to Green Meadows Road or Green Meadows Circle, a C-P does not seem the best designation for the site. An O-P district, consisting of uses generating minimal traffic, may be more appropriate for this location, though the office zoning districts do not currently offer a use that permits activities of the nature proposed.

The O-1 district does, however, permit "Offices for professional and business use involving the sale or provision of services, but not the sale or rental of goods, including but not limited to:

- 1) Artists, sculptors, photographers.
- 2) Authors, writers, composers.
- 3) Lawyers, engineers, planners, architects, realtors, accountants, insurance agents, brokers, and other consultants in similar professions.
- 4) Ministers, rabbis, priests, or other clergy members.
- 5) Physicians, dentists, chiropractors, or other licensed medical practitioners.
- 6) Seamstresses, tailors.
- 7) Teachers of private lessons in art, music, or dance."

SITE CHARACTERISTICS

Area (acres)	1.45 (pending subdivision plat approval)
Topography	Flat
Vegetation	None
Watershed	Hinkson, Mill Creek
Existing structures	None currently on proposed outlot
Existing zoning	R-1 (one-family dwelling)

BACKGROUND

Annexation date	1964
Initial zoning	R-1 (1971)
Previous rezoning(s)	None
Metro 2020 Plan	Neighborhood
Reason for current request	Rezone portion of property

SURROUNDING LAND USES

Orientation from site	Zoning District	Land use
North	R-1/A-1/R-1 PUD	Single-family residential
South	R-1	Single-family attached residential
East	R-1 PUD	Single-family attached residential
West	R-1	Fire station

UTILITIES & SERVICES

Sanitary Sewer	All City of Columbia Services
Water	
Electric	
Fire Protection	

ACCESS

Pedestrian Access Needs	
Sidewalks	None needed
CATSO Bicycle/Pedestrian Network Plan	Green Meadows Road is an urban trail/pedway

Green Meadows Road	Southeast of site
Major Roadway Plan classification	Major collector
Capital Improvement Program projects	Description: None
Right-of-way needed	Unknown

Green Meadows Circle	North of site
Major Roadway Plan classification	Local
Capital Improvement Program projects	Description: None
Right-of-way needed	Unknown

PARKS & RECREATION

Neighborhood Parks Plan	None; Rock Bridge Park nearby
Trails Plan	None
Trail easement(s)	None

PUBLIC NOTIFICATION

All property owners within 185 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified by postcard of a public information meeting, which was held on February 28, 2012.

Two informational meetings have been held since the case was filed in advance of the public hearing. The first was hosted on February 22, 2012, at Rock Bridge Christian Church by the applicants, Nic and Brooke Parks of The Pinball Company, and their consulting engineer, Jay Gebhardt of A Civil Group. The second was the City's standard public information meeting, held February 28, 2012. Multiple meetings have also been held by the neighborhoods' homeowners.

The case has followed the standard schedule for rezoning requests, having been filed on February 13, 2012. Interested parties have requested the item be tabled, and at least one citizen requested it be re-advertised, due to his concern that insufficient time was allowed for neighbors to review the revised statement of intent, which was submitted on March 9, 2012. Staff has furnished this document and the accompanying, revised plan to several inquiring citizens and encouraged them to share the documentation with others who may be interested in it. The revisions were made in accordance with the Planning and Zoning Commission's rules of procedure, and did not contravene any other submittal standard.

Public information meeting recap	Number of attendees: Nine (five adjacent residents, two applicants, and their two consultants) Comments/concerns: Several, namely centered on the C-P designation, permitted uses, and traffic
Neighborhood Association(s) notified	Green Meadows, Greenbriar-Trail Ridge, Rockbridge
Correspondence received	Several calls and e-mails requesting information and making comments in opposition

STAFF RECOMMENDATION

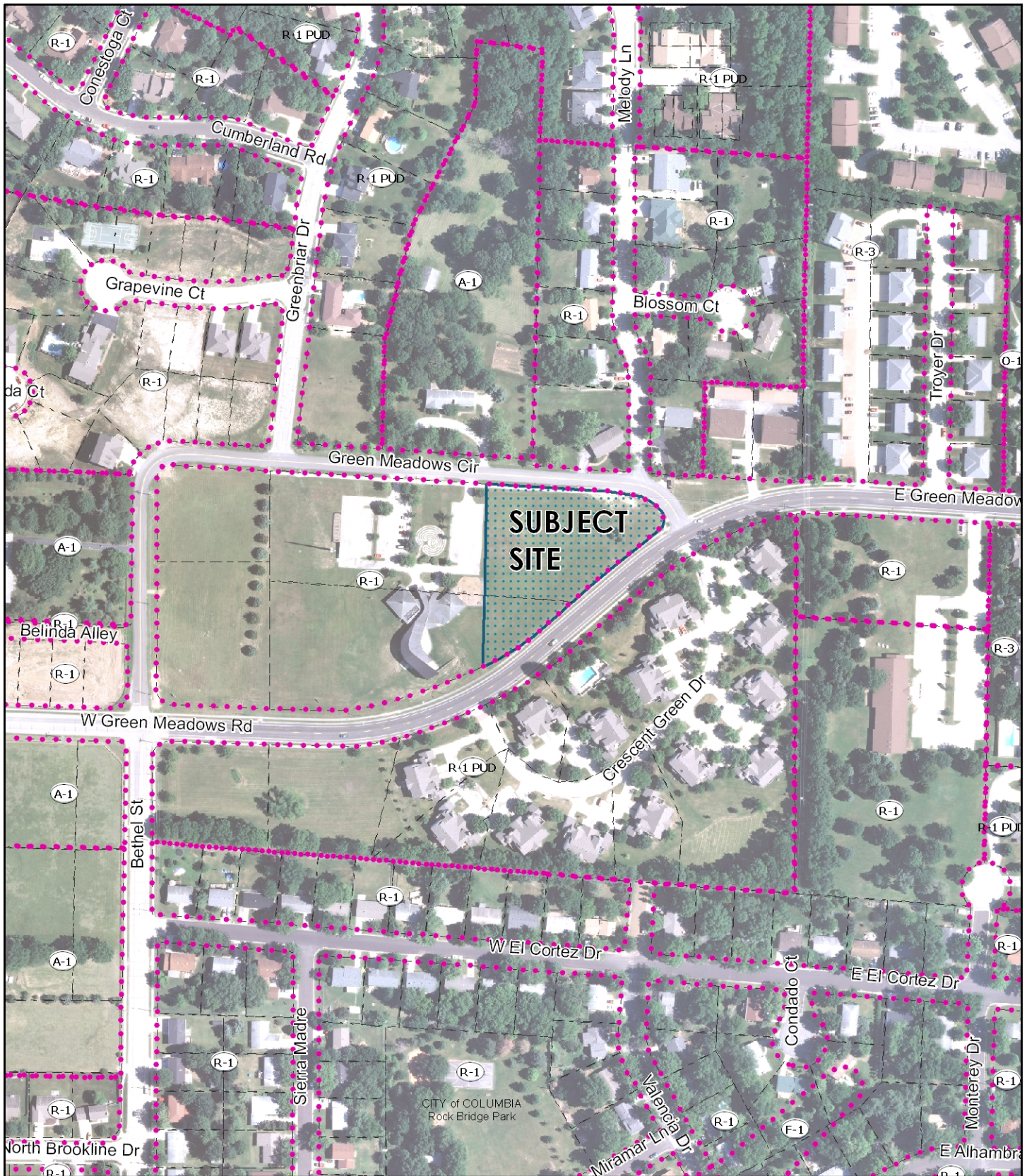
Staff recommends denial of the rezoning request.

If the zoning is denied, the development plan is moot. If the zoning is approved, staff recommends modifications to the development plan.

Staff would also recommend denial of the plan's landscaping variance request.

Report prepared by ML

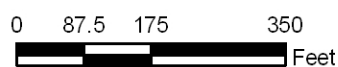
Approved by PRZ



The Pinball Company **Case 12-28 C-P Plan & Rezoning**

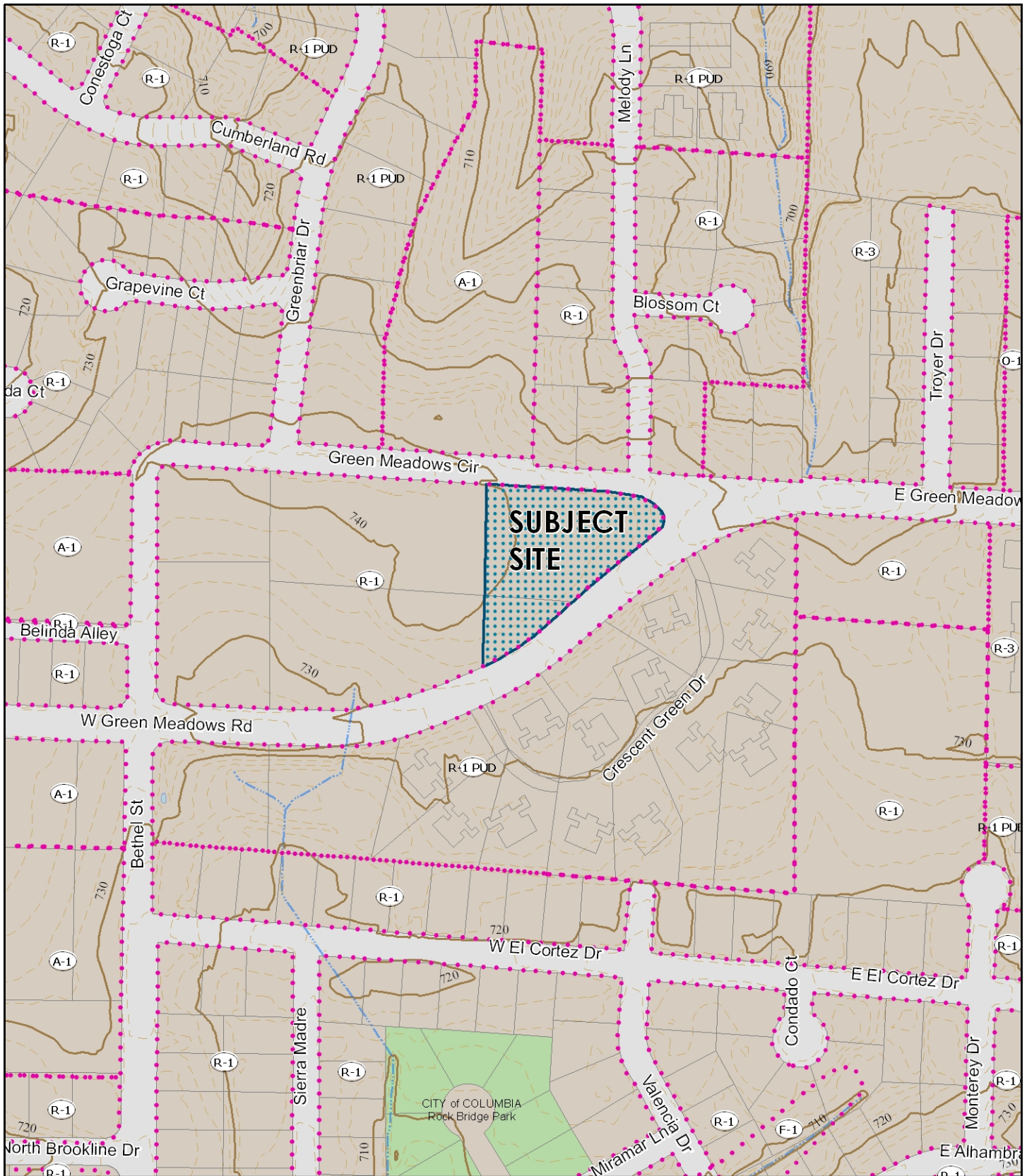


Aerial Image 2007



1 inch represents 250 feet





The Pinball Company

Case 12-28 C-P Plan & Rezoning



0 87.5 175 350
Feet
1 inch represents 250 feet
Contour Interval: 2 feet





**City of Columbia
Planning Department**

701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

REVISED

3/9/12

Statement of Intent Worksheet

For office use:

Case #: 12-28	Submission Date: 3/9/12	Planner Assigned: ML
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Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning: **For The Pin Ball Company C-P Plan on Lot 202 of Rock Bridge Christian Church Plat 2.**

1. The uses proposed.

The following uses are the only uses proposed or allowed for the property:

All permitted uses allowed in the O-1 zoning district, excluding those uses allowed under the R-3 Zoning District and the R-2 Zoning District but allowing all uses allowed within the R-1 Zoning District.

Retail Sales, strictly limited to Shipping, Delivery, Assembly, Refurbishment, Repair and Retail and Wholesale Sales of Non Gambling Pin Ball and Arcade type machines.

2. The maximum gross square feet of building floor area proposed. If **PUD** zoning is requested, indicate type(s) of dwelling units & accessory buildings, and maximum number of dwelling units & development density.

The Maximum gross square feet of building floor area proposed is 10,000 square feet.

3. The maximum building height proposed.

35 feet is the maximum building height as defined by the City Zoning Regulations and building codes.

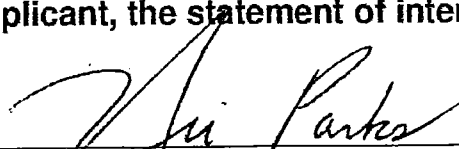
4. The minimum percentage of the site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.

A minimum of 40% landscaping is proposed for the site.

*** In additon to the above the applicant agrees to provide a center turn lane for the driveway or driveways proposed for Green Meadows Drive that meets the City of Columbia traffic engineers approval**

**** The applicant also agrees to and accepts that should the City of Columbia revise the O-1 Zoning District in such a manner as to allow the proposed retail use described above, that the City council may initiate a rezoning of the property to O-P without the applicants objection.**

Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development.


Signature of Applicant or Agent

3-8-12
Date



City of Columbia
Planning Department
701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

Design Parameters Worksheet

For office use:

Case #: 1228	Submission Date: 2/13/12	Planner Assigned: ML
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Please provide the following information:

1. The minimum distance between any building and any adjacent property line or street right-of-way.

12.5 FEET

2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.

2 FEET

3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.

2 SIGNS ARE ALLOWED, HOWEVER WE ARE SHOWING ONE SIGN ONLY

ADJACENT TO GREEN MEADOWS. 48 SQ.FT. MAX AREA AND 10' MAX. HEIGHT

4. The minimum percentage of the site to be maintained in open space shown by the percent in landscaping and the percent left in existing vegetation. (not applicable to M-R districts)

47.22 LANDSCAPING, ALMOST ENTIRE SITE WILL BE DISTURBED.

5. The maximum height and number of light poles and type of fixtures.

28 FEET MAXIMUM HEIGHT, SHALL BE SEMI-CUT OFF SHOEBOX

FIXTURES WITH FOUR POLES SHOWN ON C-P PLAN.



**City of Columbia
Planning Department**

701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

Variance Worksheet

For office use:

Case #: 12-28	Submission Date: 2/13/12	Planner Assigned: ML
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Where the Planning and Zoning Commission finds that undue hardships or practical difficulties may result from strict compliance with the City's Subdivision Regulations, it may recommend and the Council may approve variances so that substantial justice may be done and the public interest secured, provided that any such variance shall not have the effect of nullifying the intent and purpose of the Subdivision Regulations.

The Commission shall not recommend variances unless it finds and determines that the following criteria are met¹. Please explain how the requested variance complies with each of the below requirements:

1. The granting of the variance will not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood in which the property is located.

**WE BELIEVE THE PROPERTIES WILL SHARE COMPATIBLE USES
AND A 5-FOOT FENCE WILL NOT BE ATTRACTIVE.**

2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought, are not applicable generally to other property, and are not self-imposed.

THIS STATEMENT IS TRUE FOR THIS PROPERTY

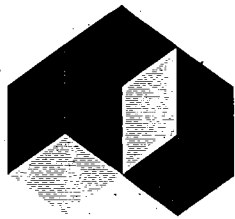
3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations was carried out; and

**WE BELIEVE THE FENCE WILL HAVE A NEGATIVE IMPACT ON THE
PROPERTY AND THE SURROUNDING NEIGHBORHOOD**

4. The variance will not in any manner abrogate the provisions of the comprehensive plan of the City.

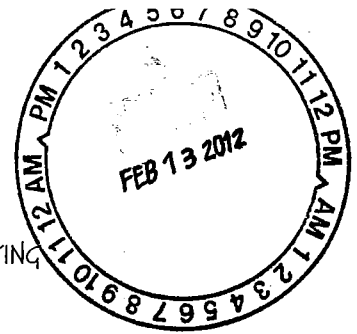
THIS IS TRUE FOR THIS PROPERTY

¹ Per Section 25-20: Variances and exceptions



A CIVIL GROUP

CIVIL ENGINEERING • PLANNING • SURVEYING



February 13, 2012

Tim Teddy
Community Development Department
City of Columbia
701 E. Broadway

RE: The Pinball Company C-P Plan located at Green Meadows Road and Green Meadows Circle

Dear Mr. Teddy:

Please find attached a development review application to formally request a Variance of Section 29-17 District C-P 29-17 (d) (6) Screening and landscaping, Rezoning from District R-1, one-family dwelling district to District C-P, Planned Business District and a C-P Plan to accompany the requested zoning change. The variance from the Screening and Landscaping requirement is being requested because the applicant feels that a privacy fence would look out of place. The adjacent property is zoned R-1, but the use is Rock Bridge Christian Church.

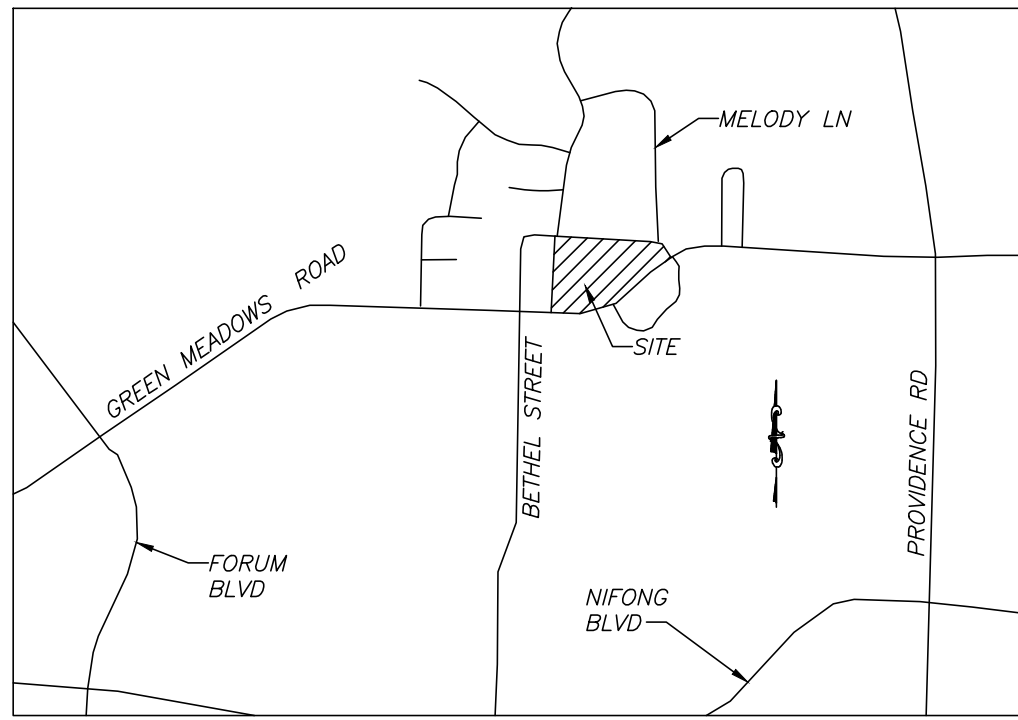
We are proposing to rezone the area shown on the C-P Plan to allow for All O-1 uses except R-3 uses and including Internet Retail Sales uses. We believe the Church's use is similar and compatible with the office uses we are proposing. We are asking for the variance because we believe the development would be more attractive without the fence. If you disagree with this we are open to suggestions. A replat of Rock Bridge Christian Church Plat 1 has been submitted previously to allow for the subdivision of the lot and to clearly define the area to be rezoned.

Please do not hesitate to contact me if you have any questions.

Sincerely,

BRENT A. BROWN

3401 BROADWAY BUSINESS
PARK CT., SUITE 105
COLUMBIA, MISSOURI 65203
PHONE: 573-817-5750 FAX: 573-817-1677



LOCATION MAP
NOT TO SCALE

OWNER:

ROCK BRIDGE
CHRISTIAN CHURCH
301 W GREEN MEADOWS ROAD
COLUMBIA, MO 65203
(573) 442-4677

CONTRACT PURCHASER:

THE PINBALL COMPANY, LLC
O/O NIC PARKS
1020 E. GREEN MEADOWS
ROAD, SUITE 112
COLUMBIA, MO 65201
(573) 442-4350

SITE DATA

ZONING: R-1
ACREAGE: 1.45
LOCATION: GREEN MEADOWS
ROAD AND GREEN MEADOWS
CIRCLE

LEGEND

- MH EXISTING SANITARY MANHOLE
MH PROPOSED SANITARY MANHOLE
CO EXISTING SANITARY CLEANOUT
CO PROPOSED SANITARY CLEANOUT
FH EXISTING FIRE HYDRANT
FH PROPOSED FIRE HYDRANT
LP EXISTING LIGHT POLE
LP PROPOSED LIGHT POLE
EM EXISTING ELECTRIC METER
EM PROPOSED ELECTRIC METER
GM EXISTING GAS METER
GM PROPOSED GAS METER
WM EXISTING WATER METER
WM PROPOSED WATER METER
WB EXISTING CABLE BOX
WB PROPOSED CABLE BOX
ET EXISTING ELECTRIC TRANSFORMER
ET PROPOSED ELECTRIC TRANSFORMER
EP EXISTING UTILITY POLE
EP PROPOSED UTILITY POLE
WV EXISTING WATER VALVE
WV PROPOSED WATER VALVE
WH EXISTING HANDICAPPED SPACE
WH PROPOSED HANDICAPPED SPACE
E IRON PIPE CAP #2001006115
S EXISTING SET
S (REC) BORE HOLE
DH DRILL HOLE
IP IRON PIPE
RB REBAR
PM MONUMENT
RW PERMANENT MONUMENT
RW RIGHT OF WAY MARKER
STONE STONE
B EXISTING STREET SIGN
B PROPOSED STREET SIGN
BOLL EXISTING BOLLARD
BOLL PROPOSED BOLLARD
BOLL EXISTING ROOF DRAIN
BOLL PROPOSED ROOF DRAIN
BOLL EXISTING SPRINKLER VALVE
BOLL PROPOSED SPRINKLER VALVE
BOLL EXISTING MAILBOX
BOLL PROPOSED MAILBOX
BCS BOONE COUNTY SURVEY
F/G FINISH GRADE
T/C TOP OF CURB
T/P TOP OF PAVEMENT
F FINISH FLOOR
R RADIAL LINE
C CENTERLINE

0.000 SQUARE FEET
00.00 AC ACRES

- X --- EXISTING FENCE
--- X --- PROPOSED FENCE
--- UE --- EXISTING UNDERGROUND ELECTRIC
--- UE --- PROPOSED UNDERGROUND ELECTRIC
--- OE --- EXISTING OVER-HEAD ELECTRIC
--- OE --- PROPOSED OVER-HEAD ELECTRIC
--- UT --- EXISTING UNDERGROUND TELEPHONE
--- UT --- PROPOSED UNDERGROUND TELEPHONE
--- OT --- EXISTING OVER-HEAD TELEPHONE
--- OT --- PROPOSED OVER-HEAD TELEPHONE
--- FO --- EXISTING FIBER OPTIC CABLE
--- FO --- PROPOSED FIBER OPTIC CABLE
--- G --- EXISTING GAS
--- G --- PROPOSED GAS
--- S --- EXISTING SANITARY
--- S --- PROPOSED SANITARY
--- FM --- EXISTING SANITARY FORCEMAIN
--- FM --- PROPOSED SANITARY FORCEMAIN
--- W --- EXISTING WATER
--- W --- PROPOSED WATER
--- W --- EXISTING STORM SEWER
--- W --- PROPOSED STORM SEWER
--- CATV --- EXISTING CABLE TELEVISION
--- CATV --- PROPOSED CABLE TELEVISION
--- RD --- EXISTING ROOF DRAIN
--- RD --- PROPOSED ROOF DRAIN
--- RD --- EXISTING FLOWLINE (E)
--- RD --- PROPOSED FLOWLINE (E)
--- RD --- EXISTING TREELINE
--- RD --- PRESERVED TREELINE
--- RD --- PROPOSED CONTOUR
--- RD --- EXISTING CONTOUR
--- RD --- PROPOSED SPOT ELEVATION
--- RD --- EROSION CONTROL SILT FENCE

APPROVED BY THE CITY OF COLUMBIA PLANNING AND
ZONING COMMISSION THIS DAY OF 2012.

DOUG WHEELER, CHAIRPERSON

APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL THIS
DAY OF 2012.

SHEELA AMIN, CITY CLERK

ROBERT McDAVID, MAYOR

GENERAL NOTES

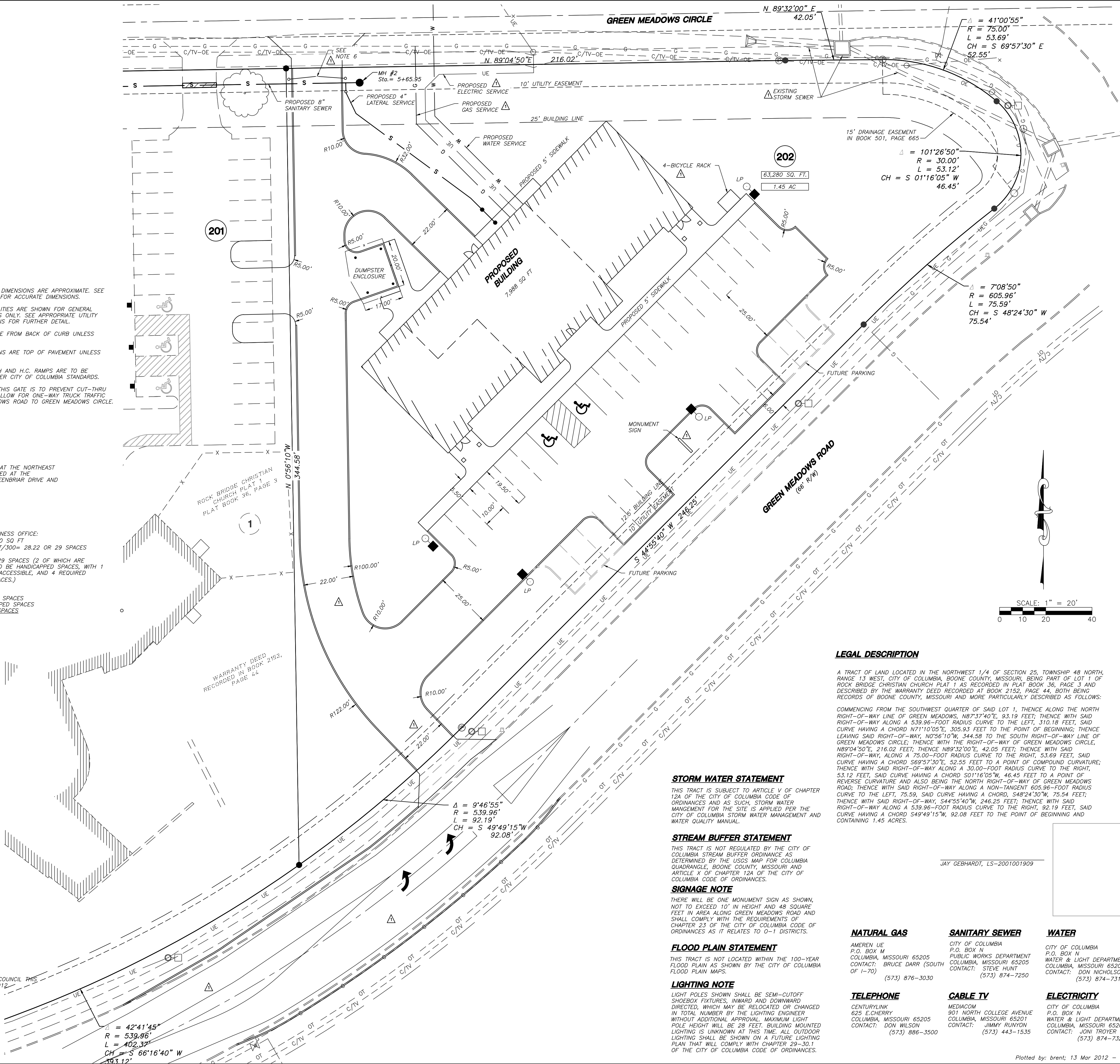
- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE. SEE ARCHITECT'S PLANS FOR ACCURATE DIMENSIONS.
- ALL PROPOSED UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY. SEE APPROPRIATE UTILITY CONSTRUCTION PLANS FOR FURTHER DETAIL.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS SHOWN OTHERWISE.
- DRIVEWAY APPROACH AND H.C. RAMPS ARE TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.
- THE INTENTION OF THIS GATE IS TO PREVENT CUT-THRU TRAFFIC AND WILL ALLOW FOR ONE-WAY TRUCK TRAFFIC FROM GREEN MEADOWS ROAD TO GREEN MEADOWS CIRCLE.

BENCHMARK DATA

TOP OF EXISTING MANHOLE AT THE NORTHEAST CORNER OF THE LOT LOCATED AT THE NORTHEAST CORNER OF GREENBRIAR DRIVE AND GREEN MEADOWS CIRCLE.
ELEVATION = 737.11

PARKING DATA

LOT 202
PROFESSIONAL & BUSINESS OFFICE:
1 SPACE/300 SQ. FT.
8,468 SQ. FT./300 = 28.22 OR 29 SPACES
TOTAL REQUIRED: 29 SPACES (2 OF WHICH ARE REQUIRED TO BE HANDICAPPED SPACES, WITH 1 TO BE VAN ACCESSIBLE, AND 4 REQUIRED BICYCLE SPACES.)
PROVIDED:
25 PARKING SPACES
2 HANDICAPPED SPACES
4 BICYCLE SPACES
31 SPACES



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOT 1 OF ROCK BRIDGE CHRISTIAN CHURCH PLAT 1 AS RECORDED IN PLAT BOOK 36, PAGE 3 AND DESCRIBED BY THE WARRANTY DEED RECORDED AT BOOK 2152, PAGE 44, BOTH BEING RECORDS OF BOONE COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST QUARTER OF SAID LOT 1, THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF GREEN MEADOWS, N87°37'40"E, 93.19 FEET; THENCE WITH SAID RIGHT-OF-WAY ALONG A 539.96-FOOT RADIUS CURVE TO THE LEFT, 310.18 FEET, SAID CURVE HAVING A CHORD N71°10'05"E, 305.93 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY, N0°56'10"W, 344.58 TO THE SOUTH RIGHT-OF-WAY LINE OF GREEN MEADOWS CIRCLE; THENCE WITH THE RIGHT-OF-WAY OF GREEN MEADOWS CIRCLE, N89°04'50"E, 216.02 FEET; THENCE N89°32'00"E, 42.05 FEET; THENCE WITH SAID RIGHT-OF-WAY, ALONG A 75.00-FOOT RADIUS CURVE TO THE RIGHT, 53.69 FEET, SAID CURVE HAVING A CHORD S69°57'30"E, 52.55 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WITH SAID RIGHT-OF-WAY ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, 53.12 FEET, SAID CURVE HAVING A CHORD S01°16'05"W, 46.45 FEET TO A POINT OF REVERSE CURVATURE AND ALSO BEING THE NORTH RIGHT-OF-WAY OF GREEN MEADOWS ROAD; THENCE WITH SAID RIGHT-OF-WAY ALONG A NON-TANGENT 605.96-FOOT RADIUS CURVE TO THE LEFT, 75.59, SAID CURVE HAVING A CHORD, S48°24'30"W, 75.54 FEET; THENCE WITH SAID RIGHT-OF-WAY, S44°55'40"W, 246.25 FEET; THENCE WITH SAID RIGHT-OF-WAY ALONG A 539.96-FOOT RADIUS CURVE TO THE RIGHT, 92.19 FEET, SAID CURVE HAVING A CHORD S49°49'15"W, 92.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.45 ACRES.

STORM WATER STATEMENT

THIS TRACT IS SUBJECT TO ARTICLE V OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES AND AS SUCH, STORM WATER MANAGEMENT FOR THE SITE IS APPLIED PER THE CITY OF COLUMBIA STORM WATER MANAGEMENT AND WATER QUALITY MANUAL.

STREAM BUFFER STATEMENT

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

SIGNAGE NOTE

THERE WILL BE ONE MONUMENT SIGN AS SHOWN, NOT TO EXCEED 10' IN HEIGHT AND 48 SQUARE FEET IN AREA ALONG GREEN MEADOWS ROAD AND SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 23 OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS IT RELATES TO O-1 DISTRICTS.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA FLOOD PLAIN MAPS.

LIGHTING NOTE

LIGHT POLES SHOWN SHALL BE SEMI-CUTOFF SHOEBOX FIXTURES, INWARD AND DOWNWARD DIRECTED, WHICH MAY BE RELOCATED OR CHANGED IN TOTAL NUMBER BY THE LIGHTING ENGINEER WITHOUT ADDITIONAL APPROVAL. MAXIMUM LIGHT POLE HEIGHT WILL BE 28 FEET. BUILDING MOUNTED LIGHTING IS UNKNOWN AT THIS TIME. ALL OUTDOOR LIGHTING SHALL BE SHOWN ON A FUTURE LIGHTING PLAN THAT WILL COMPLY WITH CHAPTER 29-30.1 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

NATURAL GAS

AMEREN UE
P.O. BOX N
COLUMBIA, MISSOURI 65205
CONTACT: BRUCE DARR (SOUTH OF I-70)
(573) 876-3030

SANITARY SEWER

CITY OF COLUMBIA
P.O. BOX N
PUBLIC WORKS DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: STEVE HUNT
(573) 874-7250

WATER

CITY OF COLUMBIA
P.O. BOX N
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: DON NICHOLSON
(573) 874-7321

TELEPHONE

CENTURYLINK
625 E. CHERRY
COLUMBIA, MISSOURI 65205
CONTACT: DON WILSON
(573) 886-3500

CABLE TV

MEDIACOM
901 NORTH COLLEGE AVENUE
COLUMBIA, MISSOURI 65201
CONTACT: JIMMY RUNYON
(573) 443-1535

ELECTRICITY

CITY OF COLUMBIA
P.O. BOX N
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: JONI TROYER
(573) 874-7321

Plotted by: brent; 13 Mar 2012 - 12:54pm

X:\Project\COIL CONSTRUCTION\BBOC SUBDIVISION\PINBALL COMPANY C-P PLAN\CAD\COIL12-02.dwg C-P PLAN

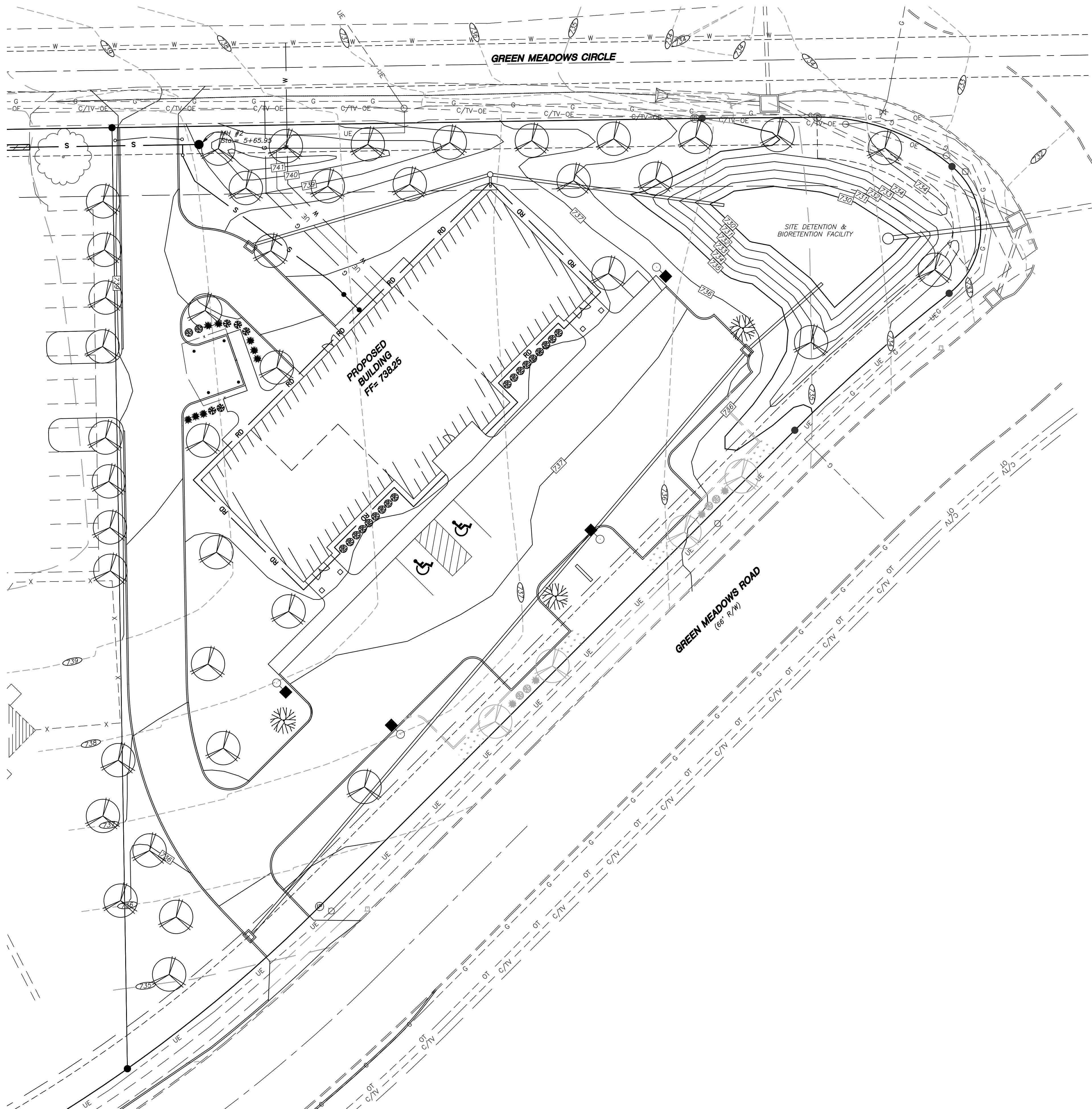
THE PINBALL
COMPANY
C-P PLAN
FEBRUARY 13, 2012
C-P SITE PLAN
C101



A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
3401 BROADWAY BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PHONE: (573) 811-5150, FAX: (573) 811-1471

JAY GEBHARDT MO E-35052

NO.	DATE	CITY COMMENTS	DESCRIPTION	BY
1	02/08/12		ACG JOB#	COIL12-02
2			DRAWING#	COIL12-02
3			ENGINEER:	JG
4			P.M.:	BAB
5			DRAWN BY:	BAB
6			PLOTTED:	02/10/12
7			DWG	C101
8			SHEET	1 OF 2



TREE PRESERVATION NOTE:

THERE IS NO CLIMAX FOREST ON THIS SITE.

LANDSCAPING NOTES:

LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.

TOTAL AREA OF LOT= 1.45 AC. = 63,162 SQ.FT.
TOTAL PAVED AREA= 22,651 SQ.FT. (35.9%)
TOTAL BUILDING AREA= 7,988 SQ.FT. (12.6%)
TOTAL IMPERVIOUS AREA= 30,639 SQ.FT. (48.5%)
TOTAL AREA OF LANDSCAPING= 31,323 SQ.FT. (49.6%)
TOTAL AREA OF FUTURE PAVED AREA= 1,200 SQ.FT. (1.9%)

22,651 SQ.FT. / 4,500= 5.03 OR 6 TREES REQUIRED.
43 NEW TREES SHOWN ON SITE

FUTURE BUFFER CALCS:

IF ADDITIONAL SPACES ARE ADDED, BUFFER LANDSCAPING SHALL BE REQUIRED. AT THE CURRENT DESIGN THERE ARE TWO-61 LF SEGMENTS OF PARKING LOT.

61 LF OF STREET RIGHT-OF-WAY, THUS REQUIRING 1 TREES AND 8 BUSHES FOR 50% OPACITY.
2 TREES PROVIDED, 4 BUSHES PROVIDED.



MED/LG SHADE TREE



ORNAMENTAL TREE



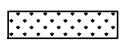
SMALL DECIDUOUS SHRUB



EVERGREEN SHRUB



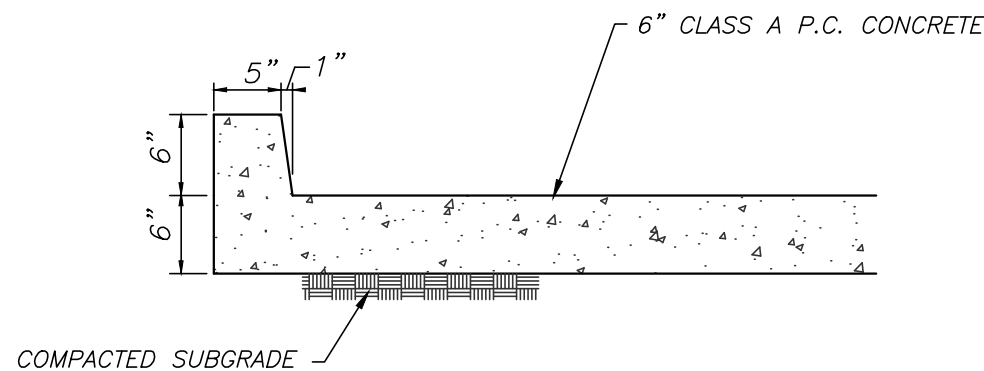
UPRIGHT EVERGREEN SHRUB



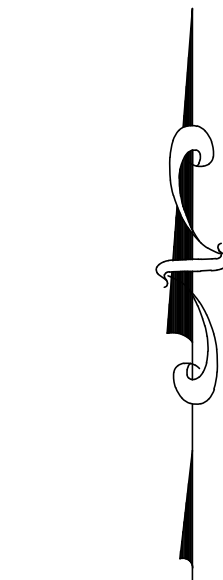
LAWN/TURF GRASS

SITE DETENTION NOTES:

1. APPROXIMATE SIZE OF ON-SITE DETENTION IS 1,610 SQ. FT.
2. DESIGN STORM TO BE MET IS THE 1, 1, 10 AND 100-YEAR STORMS.



**CONCRETE CURB AND GUTTER
DETAIL**



SCALE: 1" = 20'
0 10 20 40

Plotted by: brent; 13 Mar 2012 - 12:56pm

**THE PINBALL
COMPANY
C-P PLAN**
FEBRUARY 13, 2012
C-P GRADING &
LANDSCAPING PLAN
C102

A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
3401 BROADWAY BUSINESS PARK COURT
SUITE 105
COLUMBIA, MD 21043
PHONE: (573) 811-5150, FAX: (573) 811-1471

TAYLOR & BARNETT MD E-35052

NO.	DATE	CITY COMMENTS	DESCRIPTION	JG	BY
ACG JOB#	COIL12-02				
DRAWING#	COIL12.02				
ENGINEER:	JG				
P.M.:	BAB				
DRAWN BY:	BAB				
PLOTTED:	02/10/12				
DWG	C102				
SHEET	2	OF	2		